

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 45 CHALMERS ST****Map ID: 025900074**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current OwnerFERRARO VINCENZO JR &
YVONNE G

45 CHALMERS ST

SPRINGFIELD

MA 01118

General Information

Living Units 1

Neighborhood 1335

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	10,000			37,200
Total Acres: 0.2296				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	37,200	37,200	37,200	0	37,200
Building	120,200	120,800	117,200	0	120,800
Total	157,400	158,000	154,400	0	158,000

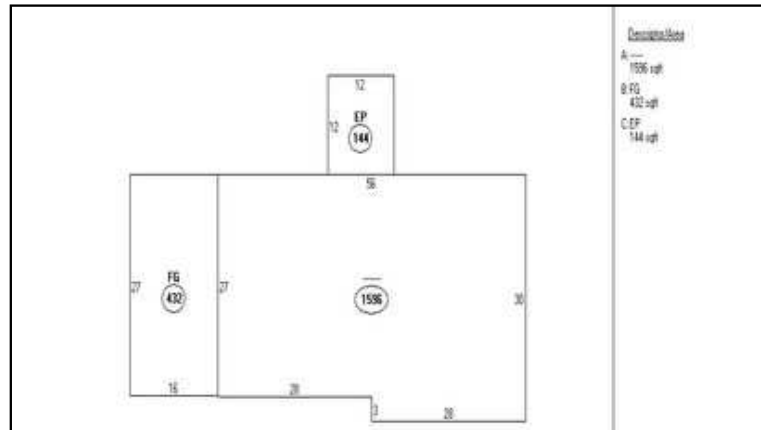
Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2008-05-15	185,000	LAND + BLDG	17298/0108	FERRARO VINCENZO JR & YVONNE G	LABIGALINI LENA EXECUTRIX

Situs: 45 CHALMERS ST Map ID: 025900074 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information			
Style	RANCH	Year Built	1966
Story height	1.00	Eff Year Built	0
Attic	NONE	Ground Floor	1,596
		Area	
Exterior Walls	ALUM/VINYL	Amenities	
Masonary Trim		Total Living	1,596
		Area	
Color	NATURAL		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	1
Fuel Type	OIL	Openings	1
System Type	HOT WATER	Pre-Fab	0
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C+	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	GOOD	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	T/LA	Style	Yr Built	Grade
037100075	2013-05-31	145,000	1,497	3	1955	C
025900020	2013-08-20	157,000	1,677	3	1952	C
025900079	2013-07-26	170,000	1,550	3	1956	C+
069450007	2014-04-25	190,000	1,827	1	1992	C+
103600697	2013-06-21	184,900	1,670	3	1959	C+